

ASSOCIATION OF  
MUNICIPALITIES OF ONTARIO

# Provincial Policy Statement and Building Code Changes

**AMO125**  
Association of Municipalities of Ontario



Monday, August 19, 2024

# Concurrent Session: Provincial Policy & Building Code Changes

2024 AMO Conference



Ontario  
Professional  
Planners  
Institute

# About OPPI

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- The Ontario Professional Planners Institute (OPPI) is the Professional Institute and regulator of Registered Professional Planners in the Province of Ontario.
- OPPI has over 4,700 members who work across the planning spectrum; for consulting firms, provincial and municipal approval bodies, private developers, community agencies, and academic institutions.
- OPPI was created in 1994 through private legislation, Ontario Professional Planners Institute Act, and has the mandate to:
  - Grant the Registered Professional Planner (RPP) designation;
  - Govern the rights and responsibilities of its members; and
  - Set academic, experience and examination requirements for membership.

# About the RPP Designation

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Registered Professional Planners (RPPs) go through a rigorous process to obtain their designation through a third-party certification body (Professional Standards Board) and are subject to the Professional Code of Practice with a complaints and discipline process for professional negligence.

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# Significant Legislative Changes

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## **Bill 108**

More Homes, More  
Choice Act, 2019

## **Bill 109**

More Homes for  
Everyone Act, 2022

## **Bill 3**

Strong Mayors,  
Building Homes Act,  
2022

## **Bill 23**

More Homes Built  
Faster Act, 2022

## **Bill 150**

Planning Statute Law  
Amendment Act,  
2023

## **Bill 185**

Cutting Red Tape to  
Build More Homes  
Act, 2024

# Highlights from Bill 185

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- Removing Parking Minimums in MTSAs
- New “Use it or Lose It” Framework
- Removing CIHA & Creating New MZO Framework
- Removing Regional Planning Authority
- Scoped Third-Party Appeals
- Reversing Application Fee Refund
- Appeals for Settlement Area Boundary Expansions

# Provincial Planning Statement

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*A strong PPS is crucial to ensure consistent implementation of planning across the province.*

- Provide consolidated and concise planning policy
- Broad direction for land use planning in Ontario
- Policies for growth, resource use, environmental protection as well as public health and safety
- Streamlined approach to achieve provincial priorities and housing / development targets

# OPPI Considerations for the New PPS

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**Provincially  
Responsive Policy  
Directions**

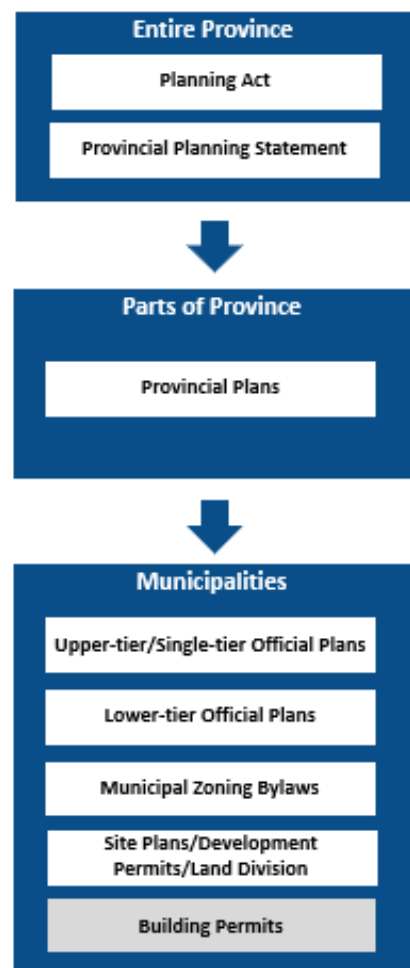
**Regional-Scale  
Planning for  
Infrastructure**

**Indigenous  
Perspective**

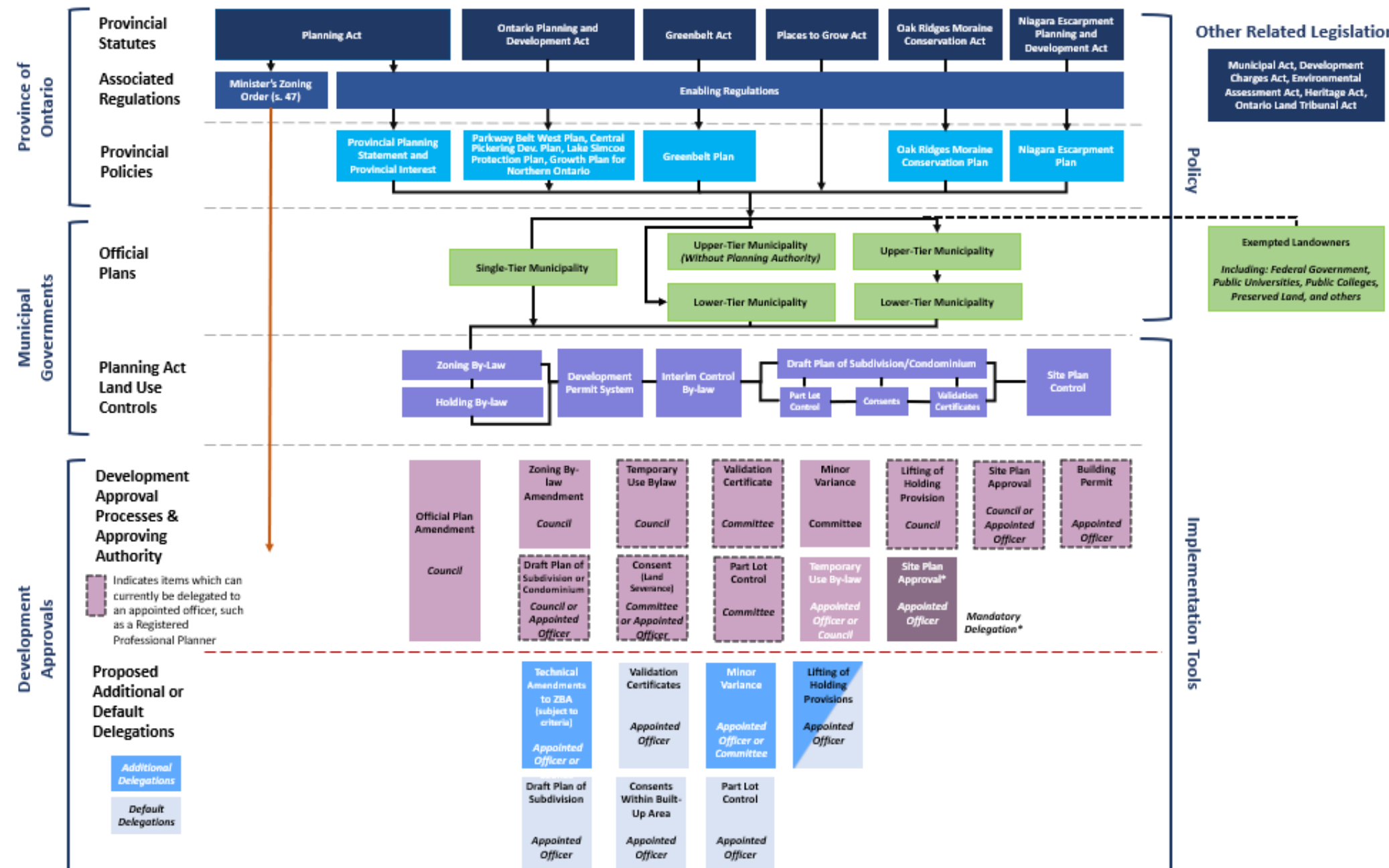
**Transition and Timing**



## Simplified Planning System Overview



## Detailed Planning System Overview



# Considering the Future of Planning

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- Professional capacity relative to the ambitious timeline
- Decision making capacity and ability
- Responsiveness to the local conditions / context
- Consideration of appropriate consultation
- Implementation support through realigned guidelines
- Improved oversight and transparency
- Data sharing and partnerships
- Monitoring, management and oversight

# For more information

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Claire Basinski, MCIP, RPP, CP3

*Chair*

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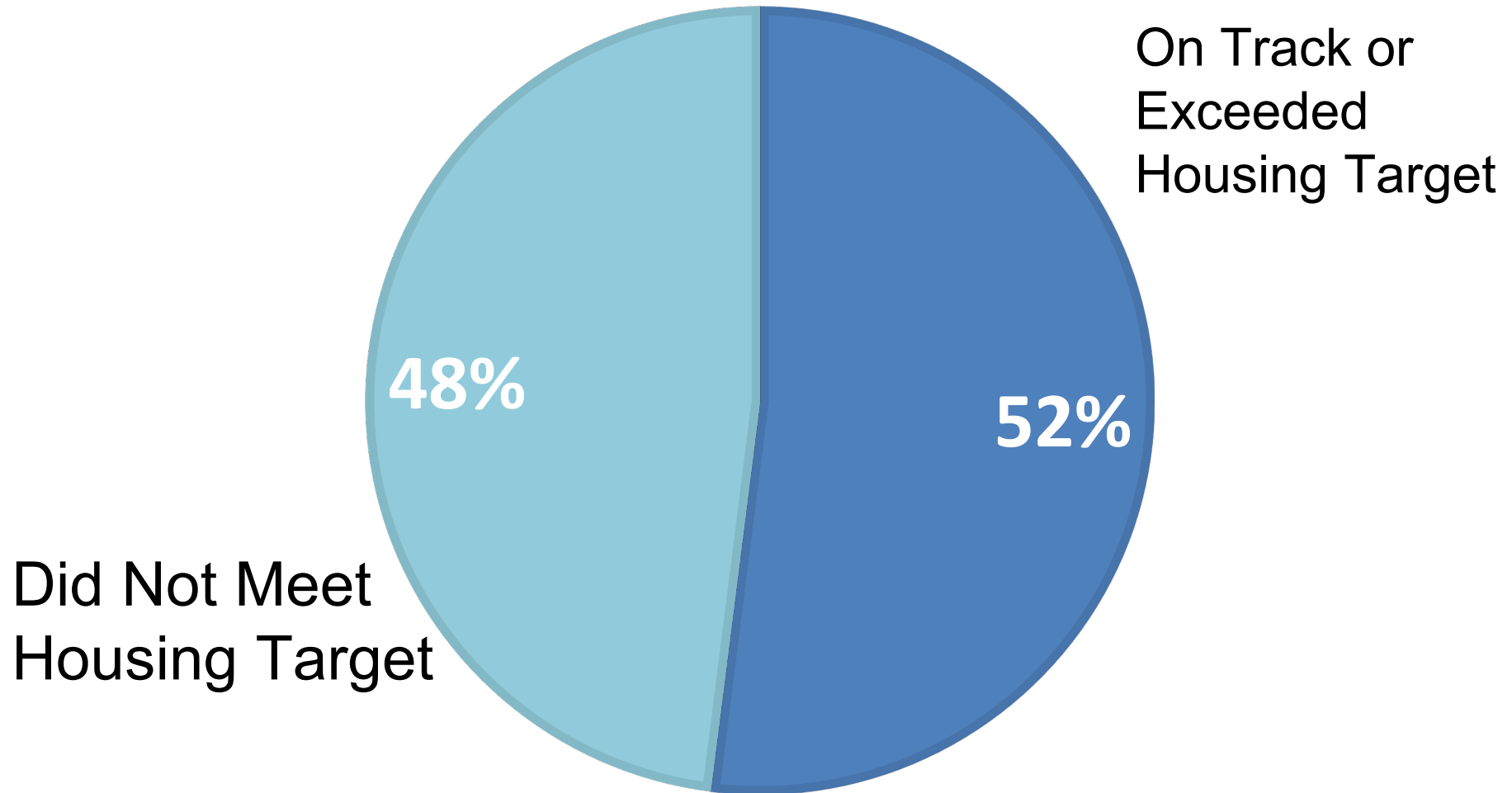
# Impact of Legislative Changes on Land Use Planning and Development

Anita Fabac, MCIP, RPP

Acting Director of Planning and  
Chief Planner

City of Hamilton

# Municipal Housing Pledge - 2023



# Building Homes

Vs.

# Building Communities

# Partnership to Meet Needs

1. Meet or exceed the provincial housing unit targets.
2. Ensure that what is built includes a high proportion of attainable, family-friendly and climate-friendly units, including housing of all built forms, including apartments.
3. Create more senior-friendly housing.

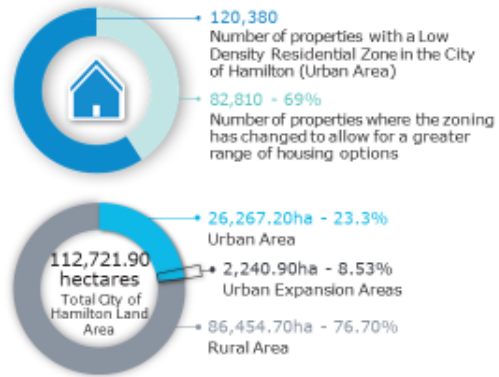




Multiple projects within the Planning Division are part of the City's broader work to provide for the full continuum of housing needs, including affordable housing.



## Increasing Housing Opportunities

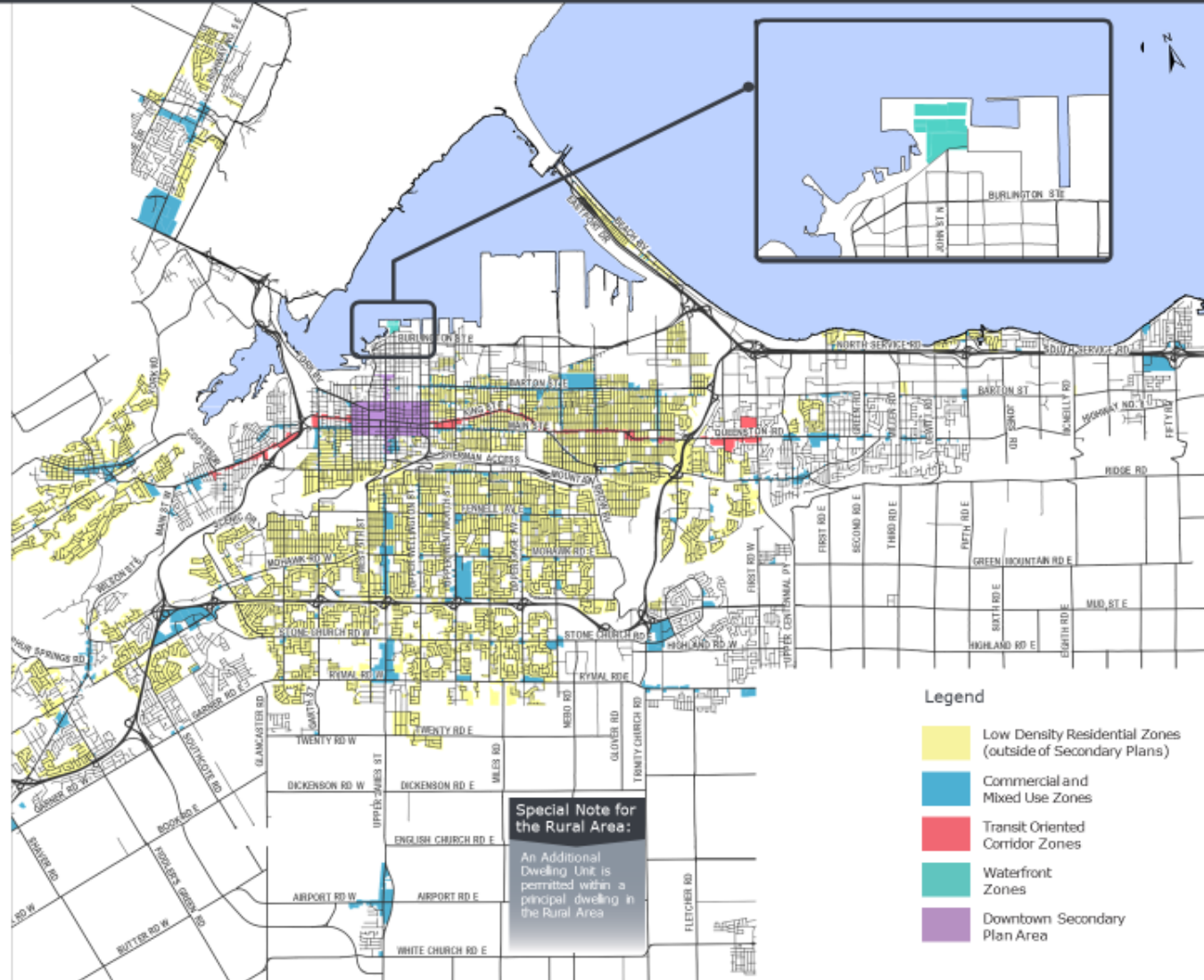


Current Housing Opportunities in Neighbourhoods, the Downtown, and Zones Permitting Mixed-Use Development

Of the Total Urban Area	Hectares	%	Number of properties
Low Density Residential Zones (outside of Secondary Plans)	5,550.00	21.13	82,810
Commercial and Mixed Use Zones	1,092.60	4.16	3,838
Transit Oriented Corridor Zones	150.90	0.57	934
Waterfront Zones	6.90	0.03	6
Downtown Hamilton Secondary Plan Area	177.2	0.67	1,494

(of the total urban area)  
**Urban Expansion Areas** 2,240.90ha - 8.53%  
 (of the total urban area)

<sup>1</sup> Does not include lands within the West Harbour (Setting Sail) Secondary Plan or the Downtown Hamilton Secondary Plan.



# Guidance For Municipalities

- Reflect current economic climate.
- Guidance to increase family friendly units and intensification.
- Guidance and funds to keep planning documents up to date.
- Reflect planning approvals and units approved to build.
- Financial support to deliver new infrastructure

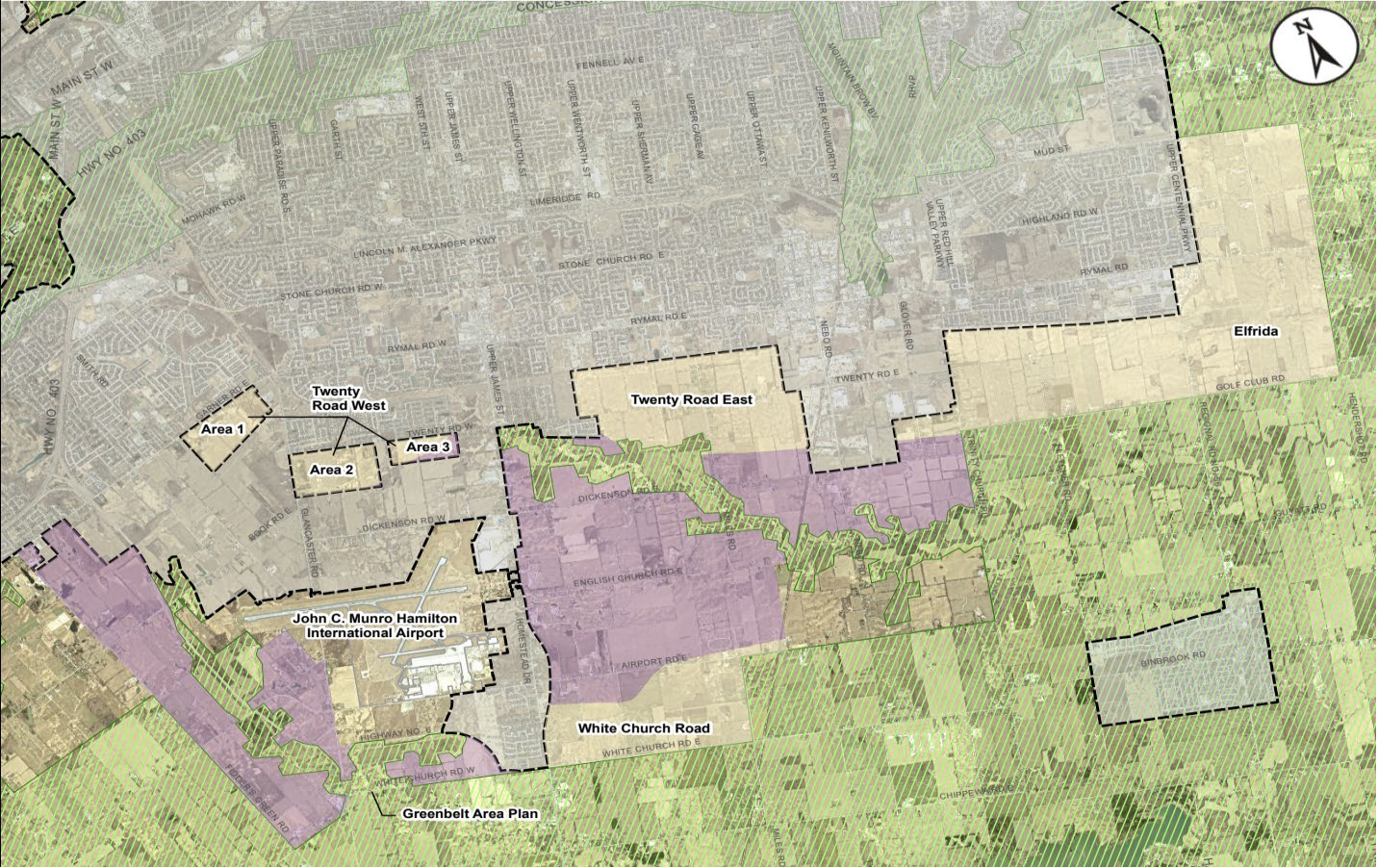
# PUBLIC PARTICIPATION



# Guidance For Municipalities

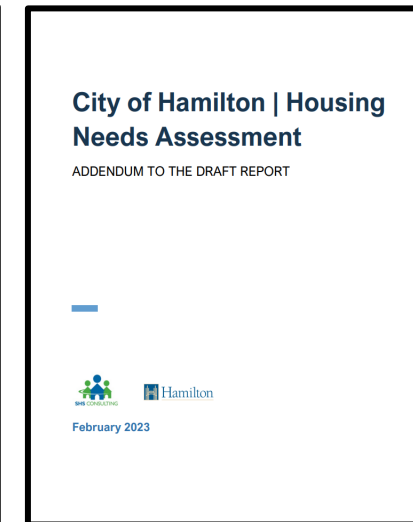
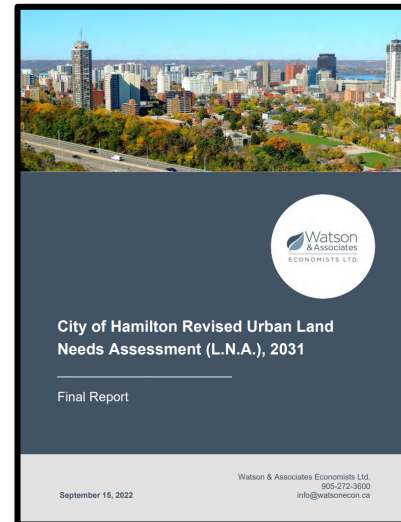
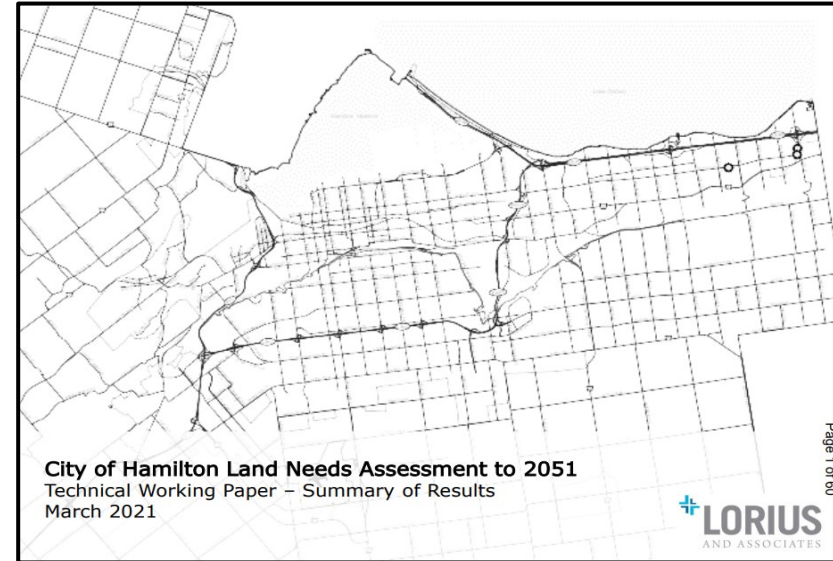
- Limit 3<sup>rd</sup> party appeals.
- Guidance on early and meaningful consultation with residents and indigenous communities.
- Consider extending timelines to resolve resident concerns.

# Urban Boundary Expansions Whitebelt Lands in Hamilton



## Key Dates:

- March/21: Draft LNA Released. Nov/21: Council adopts No Urban Boundary strategy
- Sept/22: LNA released in response to UBE Appeals (2008 MMAH Decision)
- Nov/22: Provincial Decision
- Nov/23: Bill 150, NUBE Reconfirmed by Council



# Guidance For Municipalities

- Guidance on:
  - evaluating urban boundary expansion applications.
  - housing needs assessments.
  - early community and indigenous engagement.
  - lifecycle costing in decision making.





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# Ontario's Building Code Updates

Association of Municipalities of Ontario Annual Conference

August 19, 2024



# Purpose

- This presentation will provide you with some key Building Code information and recent updates from the Ministry of Municipal Affairs and Housing, including:
  - Building Permit Application Process
  - Ontario's new 2024 Building Code
  - Harmonization of Construction Codes
  - Getting ready for the 2024 Building Code
  - Good Things for Building Officials
  - Highlights of changes to the Building Code

# Building Permit Application Process

All new buildings construction, major renovations, change of use, or the demolitions of buildings require a building permit.

Applicants must comply with the **TECHNICAL REQUIREMENTS** of the Building Code **AND ALL APPLICABLE LAWS**

**APPLICANT SUBMITS A BUILDING PERMIT APPLICATION**

**APPLICATION IS REVIEWED BY MUNICIPALITY AND BUILDING PERMIT IS ISSUED**

If permit is denied, an appeal may be made to the **BUILDING CODE COMMISSION**

Council must appoint a Chief Building Official (CBO) and a number of inspectors (as necessary) to undertake enforcement of the Building Code Act and the Code. As a statutory position, the CBO functions and makes decisions about building permits independent of Council.

# Ontario's New 2024 Building Code



On April 10, 2024, the Ministry of Municipal Affairs and Housing released the 2024 Ontario's Building Code.



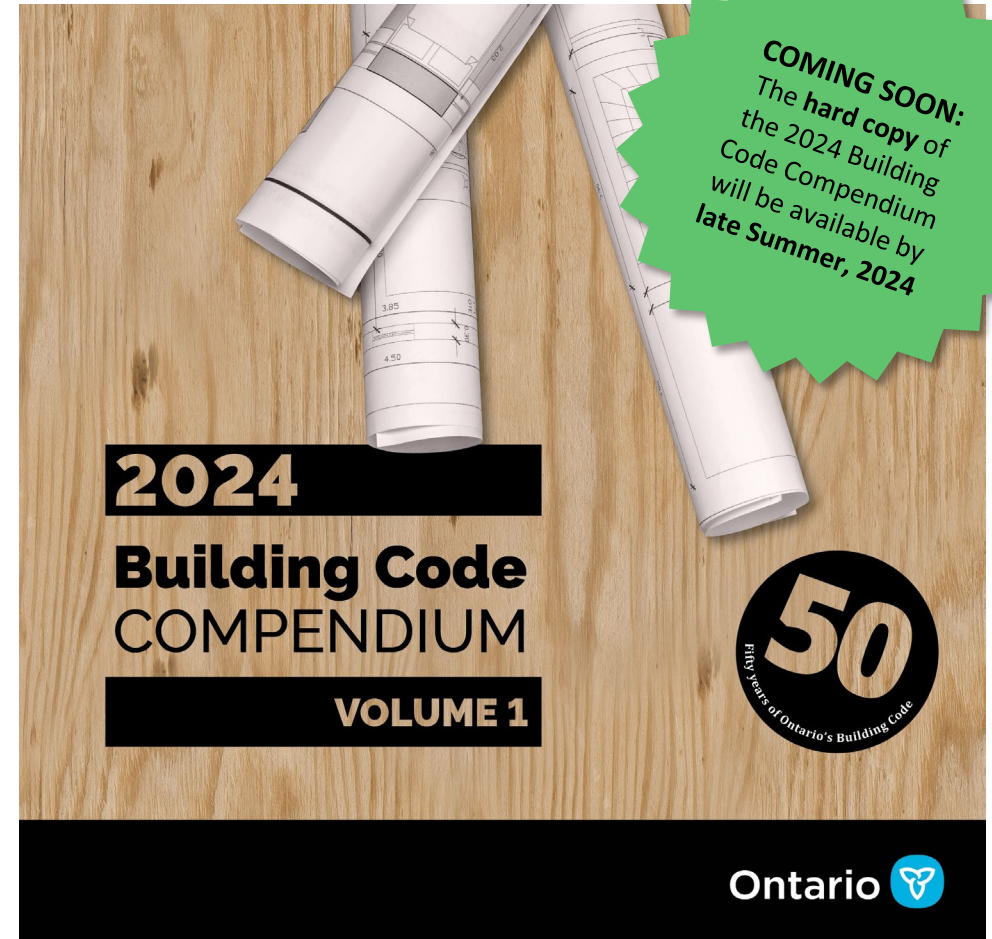
The 2024 Building Code comes into effect on January 1, 2025. There will be a 3-month grace period until March 31, 2025, for applications underway.



The digital Building Code Compendium was released in Spring 2024 and includes user-friendly features such as bookmarks, hyperlinks, and note taking options.



Work is underway for possible amendments to the 2024 Building Code to include Small Multi-Unit Single Exit Stair and 18 Storey Mass Timber buildings.



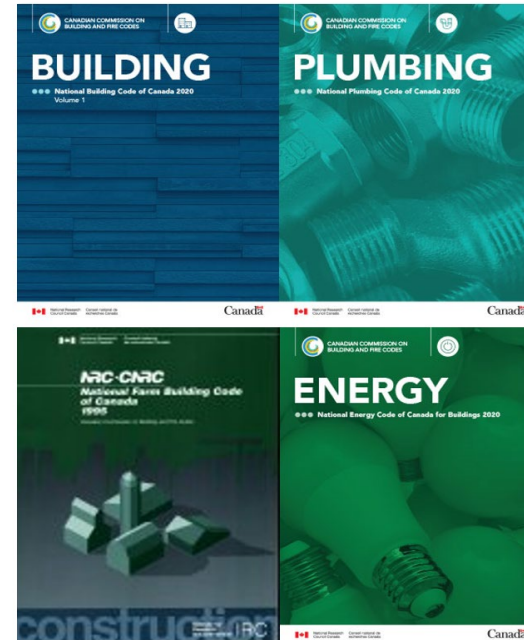
# Harmonization of Construction Codes



**CANADIAN  
FREE TRADE  
AGREEMENT**  
**ACCORD DE  
LIBRE-ÉCHANG  
CANADIEN**

In 2020, Ontario agreed to align its Building Code with the National Construction Codes under the Canadian Free Trade Agreement. This commitment helps to streamline regulations, improve housing safety, and support faster construction of homes.

The 2024 Ontario Building Code continues this alignment by adopting the 2020 National Construction Codes standards and using a new system for developing and reviewing code proposals.



# Getting ready for the 2024 Building Code



The Ministry is currently implementing its comprehensive “Capacity Building Strategy” to ensure a smooth transition to 2024 Building Code.

The Strategy includes Ministry efforts and collaboration with major stakeholders such as AMO, OLMCBO, OBOA, and OHBA.



The Strategy also includes training materials, webinars, seminars, and guidance documents covering both:

- **High-level** overview of each Part of the Building Code:
  - ☆ Issuance of **Technical Bulletins** Summer 2024,
  - ☆ Delivering a **series of live presentations and webinars**, August and September 2024,
  - ☆ Presenting **road shows** October and November 2024.
- **Subject-specific areas**, with a focus on new, complex or important subjects such as secondary suites, farm buildings, or modular construction.



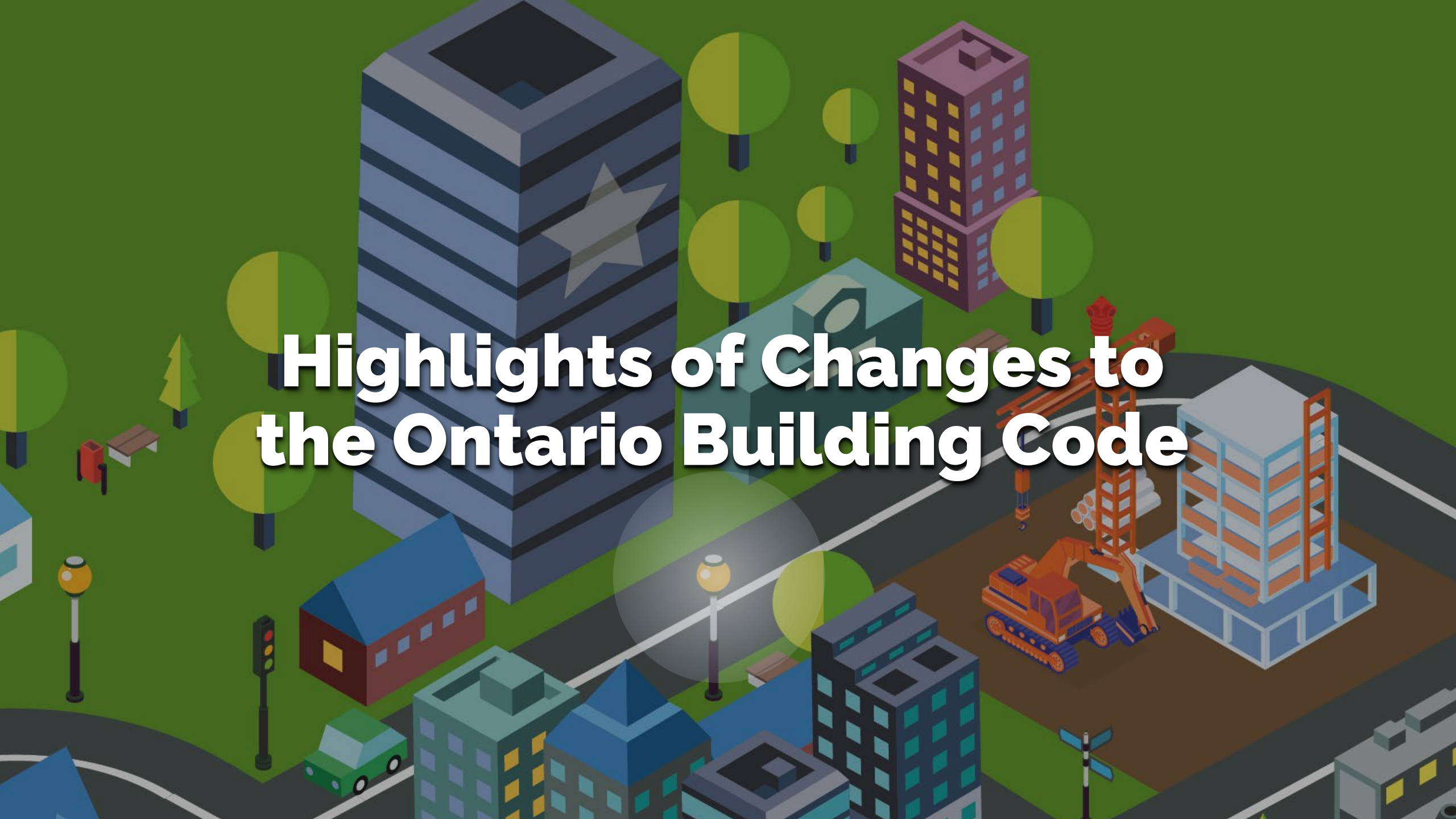
Ministry-initiated capacity building activities will be available to all building sector practitioners and public, free of charge.

# Good Things for Building Officials

- On March 28, 2024, the Ministry launched and **updated its Qualification and Registration Tracking System (QuARTS)** to be more reliable, easier to use and faster to navigate for building officials that are responsible for the enforcement of the Building Code.
- On May 16 and 28, 2024, the Parliamentary Assistant to the **Minister of Red Tape Reduction (MRTR)** with Ministry support, held a series of consultations to better understand challenges facing building official recruitment in remote/rural communities in Northwestern Ontario.
- On June 25, 2024, Ontario commenced a process of **exploring greater alignment between qualification programs for building officials** with other provinces across Canada.
- On July 19, 2024, the Ministry was given notice that an eighth municipal building department in Ontario planned to establish a **building inspector internship program**, under the Building Code amendments made in 2022 that allowed municipalities to design/administer programs that met their own unique recruitment and enforcement needs.





An isometric illustration of a city scene. In the center, a large blue building with a grey star on its side stands prominently. To its right, a purple building with yellow windows is visible. In the foreground, a construction site is active with an orange excavator, a crane, and a building under construction. The scene is filled with various other buildings, trees, a car, and streetlights, all rendered in a stylized, blocky isometric style.

# Highlights of Changes to the Ontario Building Code

# Highlights of changes to the Building Code



**Secondary Suites** – Mostly harmonized with the National Code requirements for secondary suites, **except** for National’s limitations around minimum suite sizes.



**Farm Buildings** – Fully harmonized with the National Code: large farm buildings are now required to meet new Ontario Building Code requirements to respond to modern agricultural processes.



**Septic Systems** – Ontario-only changes to the requirements for septic tanks, filter beds, dispersal beds.



**Accessibility (large buildings)** – Modest changes to harmonize with the National Code.

# Highlights of changes the Building Code – Cont.



**Carbon Monoxide** – Harmonized with the National Code requirements for CO detection in care occupancies, and an Ontario-only change to expand CO detection in some residential and commercial occupancies.



**Radon** – Harmonized with the National Code to require rough-ins for all houses as a minimum so that full mitigation can be more easily completed if radon is found to be a problem after occupancy.



**Large Buildings** – Fire safety: Fully harmonized provisions for fire protection systems with National Code requirements; Exterior Cladding – Harmonized with the National Code and addressed combustible cladding and combustible wall components separately.

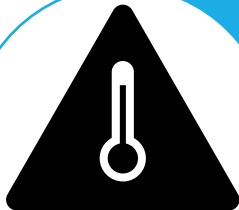


**Structural Design** – Fully harmonized with the National Code updates for: Earthquake Design, Importance Categories, Solar Panels, Canopies, Parapets, and Serviceability; Storage Racks – Harmonized with the new National Code requirements for structural design of Storage Racks.

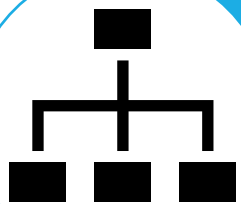
# Highlights of changes the Building Code – Cont.



**Plumbing** – Harmonized with the National Code to reduce the maximum water temperature to 43°C in healthcare and senior facilities and updating non-potable water requirements; Other Ontario-only changes to clarify technical requirements for shower heads, water tanks, grease interceptors, and to require hot water temperature controls in childcare centres.



**Heating and Ventilation** – Harmonized with the National Code house ventilation requirements and general HVAC requirements, except the carbon monoxide level for repair garages where Ontario's standards are higher.



**Divisions A and C Administrative Changes** – Introduced new definitions supporting harmonization with the National Codes and Ontario-only requirements and updated some existing definitions.

An isometric illustration of a city scene. In the center, a construction site features a tall building under construction with a blue and orange steel frame. An orange excavator and a crane are positioned around the site. To the left, several modern skyscrapers in shades of blue and grey stand on a green lawn. To the right, a grey industrial building with a chimney and several green trees is visible. The scene is set on a grid of roads with white lines, and a street lamp is visible on the right. The word "Resources" is overlaid in the center in a bold, white, sans-serif font.

# Resources



The free digital Building Code copy can be downloaded here:  
[www.ontario.ca/page/2024-ontario-building-code](http://www.ontario.ca/page/2024-ontario-building-code)

Updated Qualification and Registration Tracking System (QuARTS):  
<https://www.quarts.mah.gov.on.ca>

Interactive public registry available at:  
<https://www.search.quarts.mah.gov.on.ca>

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# Questions & Answers

**AMO125**  
Association of Municipalities of Ontario



# AMO 125

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